

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**February 6, 2014**



**MP13-04: proposed Master Plan of Heritage Lakes Estates Subdivision**

**SIZE AND LOCATION:** 83.92 acres of land out of the Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads

**EXISTING LAND USE:** vacant acreage

**PROPOSED ZONING:** not applicable – the subject property is located in the City of Bryan's extraterritorial jurisdiction (ETJ)

**APPLICANT(S):** Don Kyle for Kyle Family Living Trust

**AGENT:** Joe Schultz of Schultz Engineering, LLC

**STAFF CONTACT:** Martin Zimmermann, Planning Administrator

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed master plan, **subject to** City Council's prior approval of an amendment to the City's adopted Thoroughfare Plan.



## **PROPOSED SUBDIVISION:**

The proposed Master Plan of Heritage Lakes Estates Subdivision encompasses 83.92 acres of land located on the north side of the intersection of Steep Hollow and Elmo Weedon Roads in the City of Bryan's extraterritorial jurisdiction (ETJ). The subject property is located approximately 2.7 miles from the City of Bryan corporate limits near the Elmo Weedon Road/FM 158 intersection.

Subdivision regulations require a master plan when property is developed in more than one phase. The proposed master plan proposes single-family residential development on minimum 1-acre lots in two subdivision phases around a private lake at the center of the new subdivision. The master plan also shows two new local streets (McCrae Lane and Lonesome Dove Trail) as well as two street stub-outs to adjoining properties (Lorena Lane and Clara Lane). The new lots in this proposed subdivision will have access to water through the Wickson Creek Special Utility District and utilize on-site sewage facilities.

In conjunction with this requested master plan approval, the property owners have requested an amendment to the City's Comprehensive Plan, specifically the City's Thoroughfare Plan (case no. CPA14-01). The request was made to realign a major collector street, which, on the adopted Thoroughfare Plan, is shown to transect the property north-to-south, and to realign a super arterial street, which is currently envisioned to extend from Elmo Weedon Road along the entire southeastern boundary of the subject property and beyond. During its regular meeting on February 6, 2014, the Planning and Zoning Commission is scheduled to make a recommendation regarding the proposed Thoroughfare Plan amendment to the Bryan City Council. That request is tentatively scheduled for City Council consideration on February 25, 2014.

## **RECOMMENDATION:**

With approval of the related Thoroughfare Plan amendment by the City Council, this proposed master plan will conform to all applicable standards and policies that the City of Bryan has adopted. If approved, the master plan will then provide a framework for a new rural residential subdivision in eastern Brazos County.

The Site Development Review Committee and staff recommend **approving** this proposed master plan **subject to** City Council's prior approval of an amendment to the City's adopted Thoroughfare Plan, specifically, as it has been requested with case no. CPA14-01.